

**PB# 90-40**

**SKY-LOM DEV. CORP.**

**4-2-14.1 & 14.2**

Approved 9/12/90

# General Receipt

11566

TOWN OF NEW WINDSOR

555 Union Avenue

New Windsor, N. Y. 12550

Received of

*Drake, Sommers, Loeb, Tarsis & Catania P.C.* *Aug 15* 19 *90* \$ *25.00*

*Twenty-five and*

For

*Planning Board App. Fee #90-40*

DISTRIBUTION

FUND	CODE	AMOUNT
<i>CR 0022150</i>		<i>25.00</i>

By

*Pauline M. Townsend*

*Town Clerk*

Title

Williamson Law Book Co., Rochester, N. Y. 14609

# General Receipt

11618

TOWN OF NEW WINDSOR

555 Union Avenue

New Windsor, N. Y. 12550

Received of

*Drake, Sommers, Loeb, Tarsis & Catania, P.C.* *Sept 20* 19 *90* \$ *216.50*

*Two Hundred Sixteen and*

or

*Planning Board #90-40 Eng. Fees*

DISTRIBUTION

FUND	CODE	AMOUNT
<i>CR 0022412</i>		<i>216.50</i>

By

*Pauline M. Townsend*

*Town Clerk*

Title

Williamson Law Book Co., Rochester, N. Y. 14609

FUND	CODE	AMOUNT
CP# 0022150		25.00

Williamson Law Book Co., Rochester, N. Y. 14609

By Pauline M. Townsend  
Town Clerk  
 Title

## General Receipt

11618

TOWN OF NEW WINDSOR

555 Union Avenue

New Windsor, N. Y. 12550

Received of Grace Sommers, Local Sept 20 19 90  
Garstka & Katana, P. C. \$ 216.50

Two Hundred Sixteen and 50 DOLLARS

For Planning Board #90-40 Eng. Fees

DISTRIBUTION:

FUND	CODE	AMOUNT
CP 0022412		216.50

Williamson Law Book Co., Rochester, N. Y. 14609

By Pauline M. Townsend  
Town Clerk  
 Title

Eng \$ 216.50

~~94-40~~  
90-40

Map Number 100 59

Section 4 Block 2 Lot 14.1

City 1  
Town 1  
Village X N. Windsor

Title: Sky-horn New Windsor  
Dev. Corp. (lot - line chg)

Dated: 8-14-90 Filed 10-22-90

Approved by Daniel McCarville  
on 9-12-90

Record Owner Sky-horn N. Windsor  
Dev. Corp.  
(1 Sheet)

MARION S. MURPHY  
Orange County Clerk

**PLANNING BOARD  
TOWN OF NEW WINDSOR  
555 UNION AVENUE  
NEW WINDSOR, N.Y. 12553**

**Appl No:90-40**

**File Date:08/14/1990**

**SEC-BLK-LOT:4-2-14-1**

**Project Name:SKY-LOM NEW WINDSOR DEV. CORP.**

**Type:2**

**Owner's Name:SKY-LOM NEW WINDSOR DEV. CORP.**

**Phone:(212) 832-2600**

**Address:C/O THE BEEHIVE GROUP 430 PARK AVE. NY,NY 10022**

**Applicant's Name:SKY-LOM NEW WINDSOR DEV. CORP.**

**Phone:(212) 832-2600**

**Address:C/O THE BEEHIVE GROUP 430 PARK AVE. NY,NY 10022**

**Preparer's Name:GREVAS & HILDRETH, L.S., P.C.**

**Phone:(914) 562-8667**

**Address:33 QUASSAICK AVE., NEW WINDSOR, NY 12553**

**Proxy/Attny's Name:DRAKE, SOMMERS, LOEB**

**Phone:(914) 565-1100**

**Address:ONE CORWIN COURT, NEWBURGH, NY 12550**

**Notify:GREVAS & HILDRETH**

**Phone:(914) 562-8667**

**Location:UNION AVE. (SOUTH SIDE)**

<b>Acreage</b>	<b>Zoned</b>	<b>Prop-Class</b>	<b>Stage</b>	<b>Status</b>
10.900	OLI	0		A
<b>Printed-on</b>	<b>Schl-Dist</b>	<b>Sewr-Dist</b>	<b>Fire-Dist</b>	<b>Light-Dist</b>
11/22/2004	0			

**Appl for:LOT LINE CHANGE BETWEEN 4-2-14.1 & 14.2  
(ZONED OLI & R-4) RESPECTIVELY**

**Addl Municipal Services:**

**Streets:**

**Water:**

**Sewer:**

**Garbage:**

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 11/22/2004

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]  
A [Disap, Appr]

FOR PROJECT NUMBER: 90-40

NAME: SKY-LOM NEW WINDSOR DEV. CORP.

APPLICANT: SKY-LOM NEW WINDSOR DEV. CORP.

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
08/22/1990	P.B. APPEARANCE	L.A./NEG.DEC.
08/22/1990	P.B. APPEARANCE CONTINUED	WAIVE P.H.-APPROVED
08/14/1990	WORK SESSION APPEARANCE	OK OPEN FILE

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 09/12/90

PAGE: 1

LISTING OF PLANNING BOARD FEES  
MUNICIPAL CHARGES

FOR PROJECT NUMBER: 90-40

NAME: SKY-LOM NEW WINDSOR DEV. CORP.

APPLICANT: SKY-LOM NEW WINDSOR DEV. CORP.

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
08/14/90	APPLICATION FEE	CHG	25.00		
08/14/90	APPLICATION FEE	PAID		25.00	
09/12/90	ENGINEER FEES	CHG	216.50		
09/12/90	ENGINEER FEES	PAID		216.50	
		TOTAL:	241.50	241.50	0.00



PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 08/22/90

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 90-40

NAME: SKY-LOM NEW WINDSOR DEV. CORP.  
APPLICANT: SKY-LOM NEW WINDSOR DEV. CORP.

	ISS-DATE	AGENCY-----	RESP-DATE	ACTION-----
ORIG	08/14/90	MUNICIPAL HIGHWAY	/ /	
ORIG	08/14/90	MUNICIPAL WATER	08/15/90	APPROVED
ORIG	08/14/90	MUNICIPAL SEWER	/ /	
ORIG	08/14/90	MUNICIPAL SANITARY	08/15/90	APPROVED
ORIG	08/14/90	MUNICIPAL FIRE	08/20/90	APPROVED
ORIG	03/14/90	PLANNING BOARD ENGINEER	/ /	

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 08/14/90

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

FOR PROJECT NUMBER: 90-40

NAME: SKY-LOM NEW WINDSOR DEV. CORP.

APPLICANT: SKY-LOM NEW WINDSOR DEV. CORP.

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
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08/14/90	WORK SESSION APPEARANCE	OK OPEN FILE
----------	-------------------------	--------------

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 08/14/90

PAGE: 1

LISTING OF PLANNING BOARD FEES  
MUNICIPAL CHARGES

FOR PROJECT NUMBER: 90-40

NAME: SKY-LOM NEW WINDSOR DEV. CORP.

APPLICANT: SKY-LOM NEW WINDSOR DEV. CORP.

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
08/14/90	APPLICATION FEE	CHG	25.00		
08/14/90	APPLICATION FEE	PAID		25.00	
		TOTAL:	25.00	25.00	0.00

90-40



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)  
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640  
PORT JERVIS (914) 856-5600

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.

Licensed in New York,  
New Jersey and Pennsylvania

**PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE**

TOWN OF

New Windsor

P/B #

- - -

WORK SESSION DATE:

14 AUG 90APPLICANT RESUB.  
REQUIRED:Full

REAPPEARANCE AT W/S REQUESTED:

No

PROJECT NAME:

Sky Lom Yc

PROJECT STATUS:

NEW

X OLD

REPRESENTATIVE PRESENT:

EDG

TOWN REPS PRESENT:

BLDG INSP.

Agins

FIRE INSP.

Agins

ENGINEER

X

PLANNER

\_\_\_\_\_

P/B CHMN.

\_\_\_\_\_

OTHER (Specify)

\_\_\_\_\_

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

1/2 Y be different than zone line -  
Green to issue memo.

Escrow ~~222~~

OK to 8/22/90  
agenda

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: 20 August 1990

SUBJECT: Sky-Lom of New Windsor Development Corp.  
Lot Line Change

PLANNING BOARD REFERENCE NUMBER: PB-90-40  
DATED: 14 August 1990

FIRE PREVENTION REFERENCE NUMBER: FPS-90-076

A review of the above referenced subject lot line change was conducted on this date.

This lot line change is acceptable.

PLANS DATED: 14 August 1990.

*Robert F. Rodgers*  
Robert F. Rodgers; CCA  
Fire Inspector

RR:mr  
Att.

8015-1990

90-40

AUG 14 1990

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP.,  
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, HIGHWAY, REVIEW  
FORM:

The maps and plans for the Site Approval \_\_\_\_\_

Subdivision \_\_\_\_\_ as submitted by

Cavas + Hilditch for the building or subdivision of  
Stg - Low \_\_\_\_\_ has been

reviewed by me and is approved ☒ \_\_\_\_\_

~~disapproved~~ \_\_\_\_\_

~~If disapproved, please list reason~~ \_\_\_\_\_

There is no town water servicing this property,  
however water is available -

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT

John D. D.  
WATER SUPERINTENDENT

\_\_\_\_\_  
SANITARY SUPERINTENDENT

\_\_\_\_\_  
DATE

90-40

AUG 14 1990

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, ~~SANITARY INS.~~,  
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, HIGHWAY, REVIEW  
FORM:

The maps and plans for the Site Approval lot line change  
Subdivision \_\_\_\_\_ as submitted by  
Grevas and Hildreth for the building or subdivision of  
SKY-Lom New Windsor Dev. Corp has been  
reviewed by me and is approved ☒  
disapproved \_\_\_\_\_.

If disapproved, please list reason \_\_\_\_\_

Does not require sewer approval for lot line change

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT

\_\_\_\_\_  
WATER SUPERINTENDENT

Luman D. Masten Jr  
\_\_\_\_\_  
SANITARY SUPERINTENDENT

August 15, 1990  
\_\_\_\_\_  
DATE

(This is a two-sided form)

**Date Received** \_\_\_\_\_  
**Meeting Date** \_\_\_\_\_  
**Public Hearing** \_\_\_\_\_  
**Action Date** \_\_\_\_\_  
**Fees Paid** \_\_\_\_\_

SKY-LOM NEW WINDSOR DEVELOPMENT CORP.

1. Name of Project LOT-LINE CHANGE
2. Name of Applicant Sky-Lom New Windsor Development Corp. Phone (212) 832-2600  
Address c/o The Beehive Group  
430 PARK AVE. NEW YORK N.Y. 10022  
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record APPLICANT Phone \_\_\_\_\_  
Address \_\_\_\_\_  
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan GRIEVA & HILDETH, L.S., P.C. Phone (914) 562-8667  
Address 33 QUASSACK AVE. NEW WINDSOR, N.Y. 12553  
(Street No. & Name) (Post Office) (State) (Zip)  
DRAKE, SOMMERS, LOEB,  
5. Attorney TARSHIS & CATANIA, P.C. Phone (914) 565-1100  
Address ONE CORWIN COURT NEWBURGH N.Y. 12550  
(Street No. & Name) (Post Office) (State) (Zip)
6. Location: On the south side of UNION AVE. (C.R. #69)  
1,600 ± feet west  
(Direction)  
of WINDSOR HIGHWAY (N.Y.S. ROUTE 32)  
(Street)
7. Acreage of Parcels 10.9 ± / 141.3 ± 8. Zoning Districts OLI/R-4
9. Tax Map Designation: Section 4 Block 2 Lots 14.1 / 14.2
10. This application is for LOT LINE CHANGE BETWEEN  
THE ABOVE-LISTED TAX MAP PARCELS
11. Has the Zoning Board of Appeals granted any variance or a special permit concerning this property? No

**Variance of a**  
**No.**



If so, list Case No. and Name \_\_\_\_\_

12. List all contiguous holdings in the same ownership  
Section 4 Block 2 Lot(s) 14.1 & 14.2

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

OWNER'S ENDORSEMENT  
(Completion required ONLY if applicable)

COUNTY OF ORANGE

SS.:

STATE OF NEW YORK

\_\_\_\_\_ being duly sworn, deposes and says  
that he resides at \_\_\_\_\_  
in the County of \_\_\_\_\_ and State of \_\_\_\_\_  
and that he is (the owner in fee) of \_\_\_\_\_  
\_\_\_\_\_  
(Official Title)  
of the Corporation which is the Owner in fee of the premises  
described in the foregoing application and that he has authorized  
\_\_\_\_\_ to make the foregoing  
application for Special Use Approval as described herein.

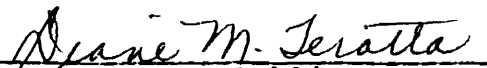
I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND  
INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE  
SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

13th day of August 19890

  
(Owner's Signature)  
(Representative)

\_\_\_\_\_  
(Applicant's Signature)

  
Notary Public

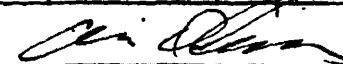
\_\_\_\_\_  
(Title)

DIANE M. TEROTTA  
Notary Public, State of New York  
No. 4827082  
Qualified in Orange County  
Commission Expires April 15, 1992

REV. 3-87

# SHORT ENVIRONMENTAL ASSESSMENT FORM For UNLISTED ACTIONS Only

## PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT/SPONSOR <u>SKY-LON NEW WINDSOR DEVELOPMENT CORP.</u>	2. PROJECT NAME <u>LOT-LINE CHANGE</u>
3. PROJECT LOCATION: Municipality <u>TOWN OF NEW WINDSOR</u> County <u>ORANGE</u>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <u>South side Union Ave., 1,600' ± west of Windsor Highway (N.Y.S. Route 32)</u>	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <u>Lot-Line Change between Tax Map Parcels:</u> <u>Sect. 4, Blk. 2, lot 14.1</u> <u>+ Sect. 4, Blk. 2, lot 14.2</u>	
7. AMOUNT OF LAND AFFECTED: Initially <u>10.9 ± Ac / 14.35</u> acres    Ultimately <u>10.9 ± / 14.3 ±</u> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No    If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe: <u>Single-Family / Multi-Family Residential; Commercial at Union Ave &amp; Rte. 32</u>	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No    If yes, list agency name and permit/approval <u>Planned Unit Development, Town Board</u>	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <u>Sky-Lon New Windsor Development Corp.</u> Date: <u>13 Aug '90</u>	
Signature: <u>BY: Elias D. Grevas, L.S.</u> 	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

**PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)**

<b>A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12?</b> If yes, coordinate review process and use the FULL EAF. <input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.67</b> If No, a negative declaration may be superseded by another involved agency. <input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)</b>	
C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:	
C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:	
C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:	
C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:	
C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:	
C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:	
C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:	
<b>D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No      If Yes, explain briefly	

**PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)**

**INSTRUCTIONS:** For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

- ☐ Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.
- ☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide on attachments as necessary, the reasons supporting this determination:

\_\_\_\_\_  
Name of Lead Agency

\_\_\_\_\_  
Print or Type Name of Responsible Officer in Lead Agency

\_\_\_\_\_  
Title of Responsible Officer

\_\_\_\_\_  
Signature of Responsible Officer in Lead Agency

\_\_\_\_\_  
Signature of Preparer (if different from responsible officer)

\_\_\_\_\_  
Date

## DRAKE, SOMMERS, LOEB, TARSHIS &amp; CATANIA, P.C.

ATTORNEYS &amp; COUNSELLORS AT LAW

BERNARD J. SOMMERS  
JAMES R. LOEB  
RICHARD J. DRAKE  
STEVEN L. TARSHIS  
JOSEPH A. CATANIA, JR.  
RICHARD F. LIBERTH  
JAMES J. CUPERO

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NEWBURGH, NEW YORK 12550  
(914) 565-1100  
FAX (914) 565-1999

MONROE OFFICE  
107 STAGE ROAD  
MONROE, NEW YORK 10950  
(914) 783-2600  
FAX (914) 782-6854

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ELLEN VILLAMIL  
STEPHANIE J. DONATO\*\*\*  
TODD N. ROBINSON\*\*\*

OF COUNSEL

DONALD H. MCCANN

\*N.Y. & FLA. BARS  
\*\*N.Y. & D.C. BARS  
\*\*\*N.Y. & CT. BARS

Planning Board  
Town of New Windsor  
555 Union Avenue  
New Windsor, New York 12553

August 13, 1990

Dear Planning Board Members:

RE: Our File No. 3268.29045

This letter is attached to an application for a lot line change submitted to you by my clients, Sky-Lom New Windsor Development Corp., which I have signed as the owner's representative.

By this letter, I represent to you that I am an attorney duly licensed to practice law in the State of New York; that I represent Sky-Lom New Windsor Development Corp., and that I was specifically authorized by Henry Shalom, the President of Sky-Lom New Windsor Development Corp., to execute the application for the lot line change on behalf of the corporation.

Very truly yours,

  
JAMES R. LOEB

JRL/dmt  
Enclosure  
D:N2904512.02



